

THE HONORABLE THOMAS S. ZILLY

UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

REX - REAL ESTATE EXCHANGE,  
INC.,

Plaintiff,

v.

ZILLOW, INC., et al.,

Defendants.


Case No. 2:21-CV-00312-TSZ

**DECLARATION OF LAURA B.  
NAJEMY**



I, Laura B. Najemy, declare as follows:

1. I am an associate at the law firm Orrick, Herrington & Sutcliffe LLP, counsel for defendants Zillow, Inc., Zillow Group, Inc., Zillow Homes, Inc., Zillow Listing Services, Inc., and Trulia, LLC (collectively “Zillow”) in the above-captioned action. I have personal knowledge of the facts set forth in this declaration. If called as a witness I could and would competently testify to them under oath.



2. Set out below are screenshots showing portions of a REX listing on Zillow.com, as accessed via the “Other listings” tab:




**VIRTUAL TOURS**






**VIRTUAL TOURS**



**VIRTUAL TOURS**





**\$652,000**

3 bd | 3 ba | 1,950 sqft

470 Ferndale Ave NE, Renton, WA 98056

Est. payment: \$2,914/mo [Get pre-qualified](#)

[Contact Agent](#)[Take a Tour](#)

[Overview](#)[Facts and features](#)[Home value](#)[Price and tax history](#)

**Overview**

Time on Zillow **5 days** | Views **293** | Saves **10**

Two levels of living space in this lovely 4 bd / 3 ba\* home in Renton, featuring a bonus room, two fireplaces, a sunny deck, and a huge backyard! A large, customizable yard sits ahead of the home, and an exterior staircase ushers you to the front entrance. Once inside, notice the open layout and abundance of natural light, making entertaining and everyday living a breeze. The spacious living room provides a bay window overlooking the tree-lined street and a brick fireplace to cozy up by. Cook in the

[Read more](#)

**Open House** [Public Health Advisory](#)


Sun, May 2  
11:00 AM - 1:00 PM

Listed by:  
REX Homes  
Rex Real Estate Exchange

Source: REX Real Estate

**Take a Tour with a Buyers Agent**

We'll connect you with a local agent who can give you a personalized tour of the home in-person or via video chat.



Overview [Facts and features](#) Home value Price and tax history >

### Interior details

**Bedrooms and bathrooms**  
Bedrooms: 3  
Bathrooms: 3

**Basement**  
Basement: Finished

**Flooring**  
Flooring: Carpet, Linoleum / Vinyl

**Heating**  
Heating features: Forced air, Gas

**Cooling**  
Cooling features: None

**Appliances**  
Appliances included: Dishwasher, Range / Oven, Refrigerator

**Other interior features**  
Total interior livable area: 1,950 sqft  
Fireplace: Yes  
Virtual tour: [View virtual tour](#)

### Property details

**Parking**  
Total spaces: 2  
Parking features: Garage - Attached,

**Property**  
Exterior features: Wood  
View description: None

**Construction details**

**Type and style**  
Home type: SingleFamily

**Material information**  
Roof: Composition


**Condition**  
New construction: No  
Year built: 1984

**Other property information**  
Parcel number: 3291800450

### Community and Neighborhood Details

**Location**

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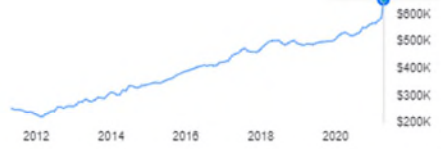


Overview [Facts and features](#) [Home value](#) Price and tax history >

### Zestimate history

— This home \$656.3K

Listed for \$652K on 4/19/21



[See more Zestimate models](#)

### Price and tax history

#### Price history

Date	Event	Price
4/20/2021	Listed for sale	\$652,000 (\$334/sqft (+317.9%))
7/1/1994	Sold	\$156,000 (\$80/sqft)

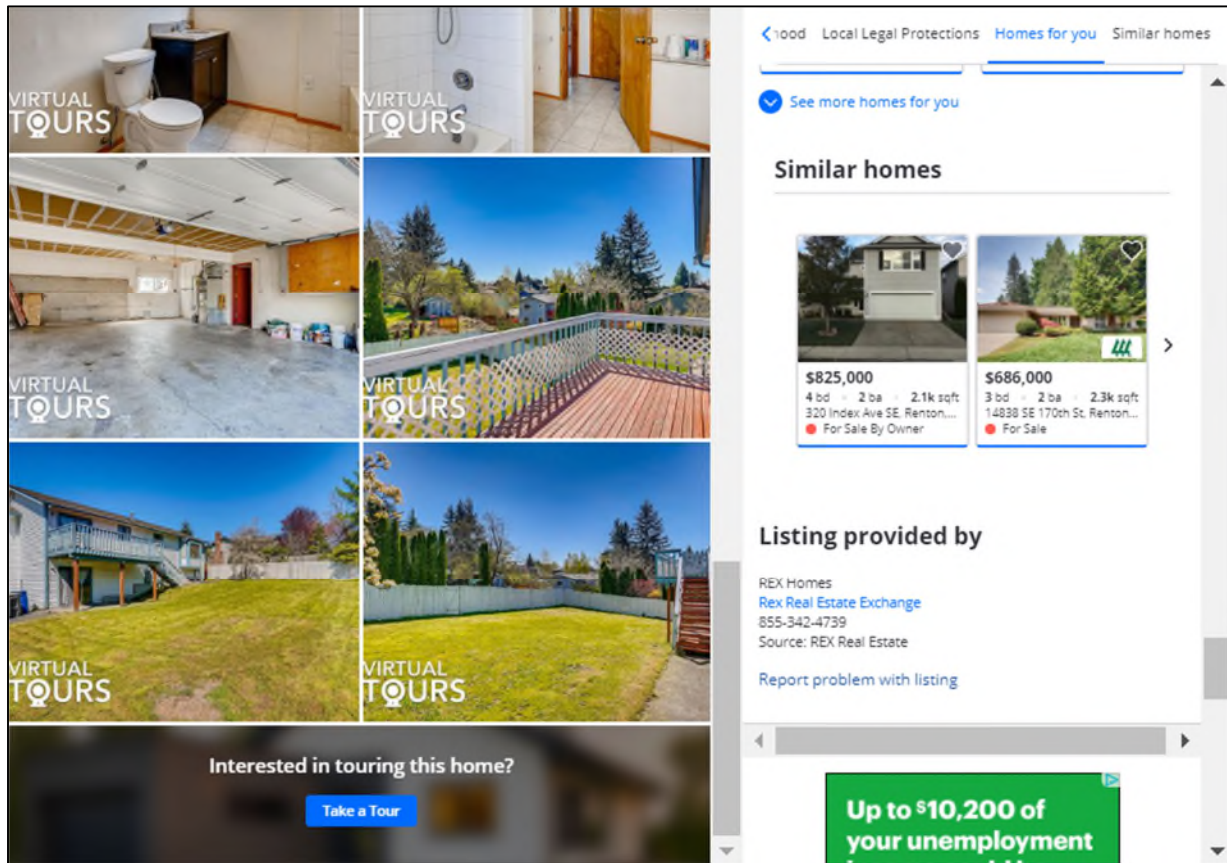
Source: REX Real Estate Report

Source: Public Record Report

#### Public tax history

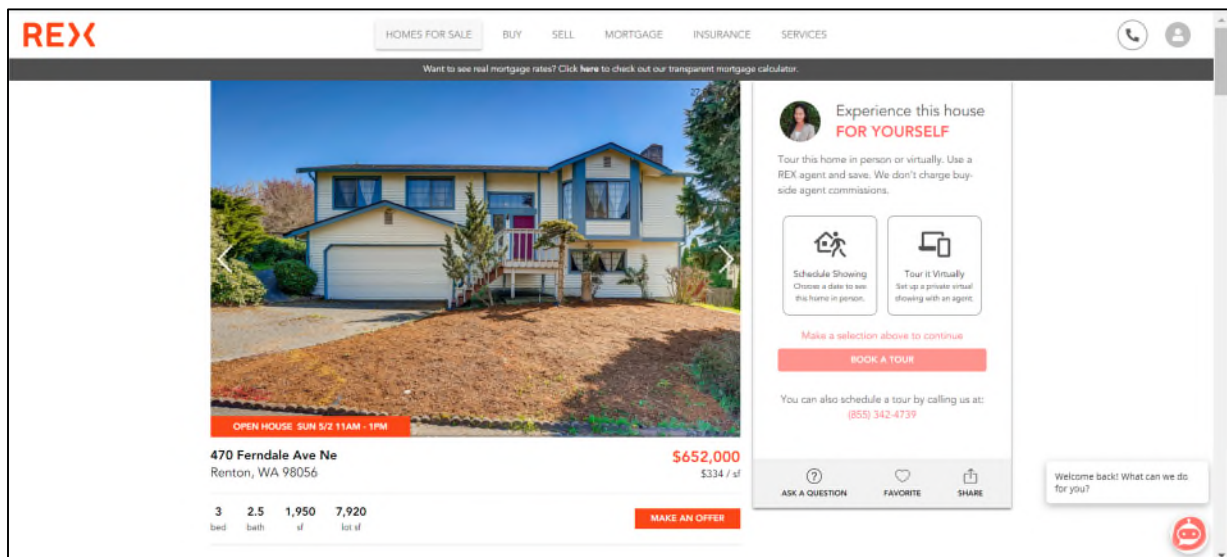
Year	Property Taxes	Tax Assessment
2018	\$4,714 (-5.1%)	\$409,000 (+9.4%)





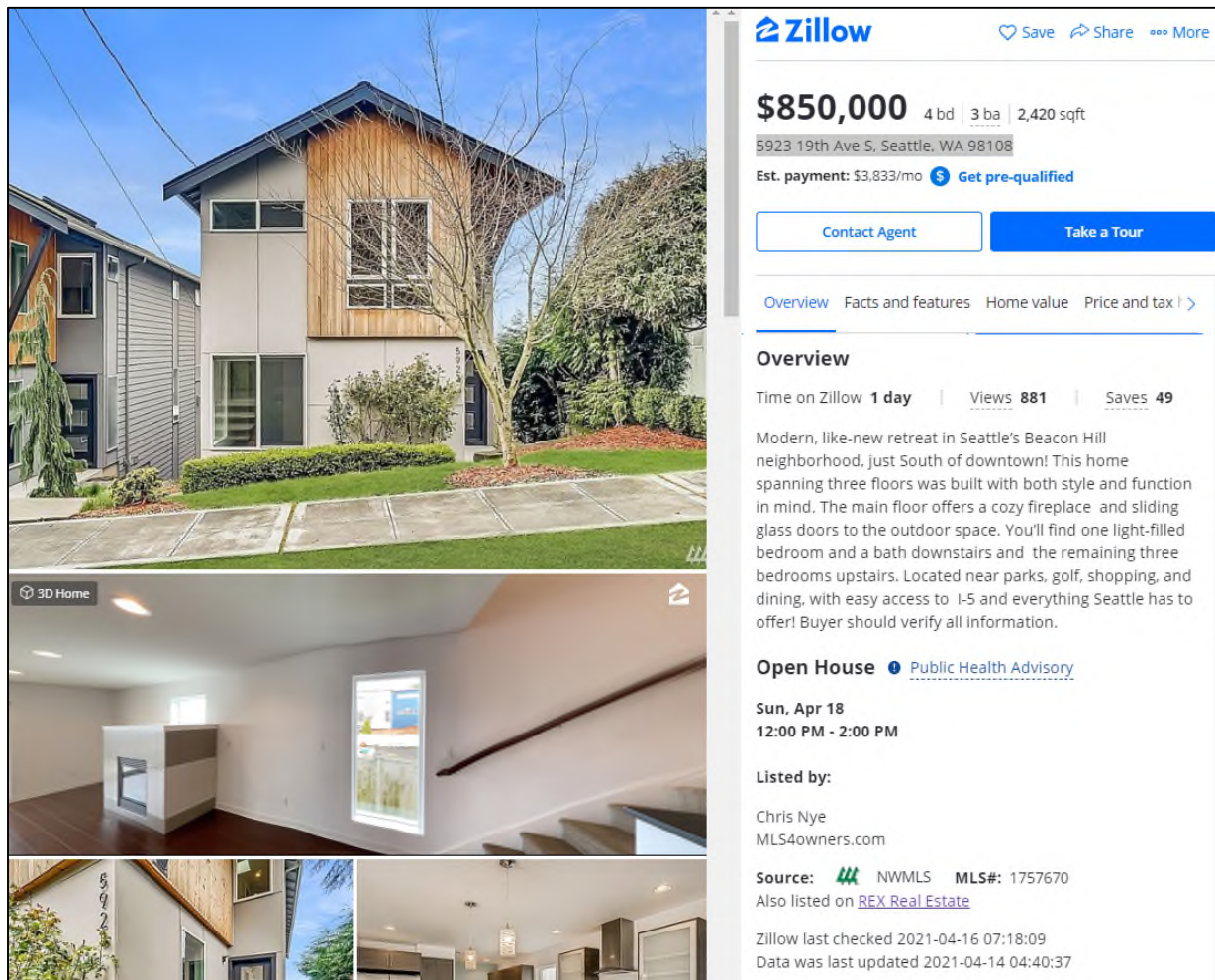
[https://www.zillow.com/homedetails/470-Ferndale-Ave-NE-Renton-WA-98056/48857586\\_zpid/](https://www.zillow.com/homedetails/470-Ferndale-Ave-NE-Renton-WA-98056/48857586_zpid/) (screenshots taken on April 26, 2021).

3. In the “Facts and Features” section of the listing, if you click on “View virtual tour” it takes you to the virtual tour hosted on REX’s website:



See [https://www.rexhomes.com/listing/470-ferndale-ave-ne?utm\\_source=zillow&utm\\_medium=organic&utm\\_campaign=listing&utm\\_content=default](https://www.rexhomes.com/listing/470-ferndale-ave-ne?utm_source=zillow&utm_medium=organic&utm_campaign=listing&utm_content=default) (screenshot taken on April 26, 2021).

4. Set out below are screenshots from Zillow.com showing an example of a co-listing. As can be seen, the listing indicates that it is “Also listed on REX Real Estate.”



**Zillow** Save Share More

**\$850,000** 4 bd | 3 ba | 2,420 sqft

5923 19th Ave S, Seattle, WA 98108

Est. payment: \$3,833/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#)

**Overview**

Time on Zillow **1 day** Views **881** Saves **49**

Modern, like-new retreat in Seattle's Beacon Hill neighborhood, just South of downtown! This home spanning three floors was built with both style and function in mind. The main floor offers a cozy fireplace and sliding glass doors to the outdoor space. You'll find one light-filled bedroom and a bath downstairs and the remaining three bedrooms upstairs. Located near parks, golf, shopping, and dining, with easy access to I-5 and everything Seattle has to offer! Buyer should verify all information.

**Open House** [Public Health Advisory](#)

**Sun. Apr 18**  
**12:00 PM - 2:00 PM**

**Listed by:**  
Chris Nye  
MLS4owners.com

**Source:** [NWMLS](#) **MLS#:** 1757670  
Also listed on [REX Real Estate](#)

Zillow last checked 2021-04-16 07:18:09  
Data was last updated 2021-04-14 04:40:37



[Home value](#) [Price and tax history](#) [Monthly cost](#) [Rental v. >](#)

### Price and tax history

#### Price history

Date	Event	Price	
3/24/2021	Listed for sale	\$850,000	\$351/sqft (+54.5%)
Source: REX Real Estate Report			
11/10/2014	Sold	\$550,000	\$227/sqft (+129.2%)
Source: NWMLS #663706 Report			
5/13/2013	Sold	\$240,000	\$99/sqft
Source: Public Record Report			

#### Public tax history

Year	Property Taxes	Tax Assessment
2018	\$6,620(-3%)	\$751,000(+11.3%)
2017	\$6,823(+40.5%)	\$675,000(+13.3%)
2016	\$4,856	\$596,000(+15.1%)

[See complete tax history](#)

[Protections](#) [Contact agent](#) [Homes for you](#) [Similar homes](#)

### Similar homes

**\$1,198,000**  
4 bd • 3 ba • 2.9k sqft  
5208 29th Ave S, Seattle, W...  
● For Sale

**\$760,000**  
3 bd • 2 ba • 1.5k sqft  
4815 14th Ave S, Seattle, W...  
● For Sale

**444**

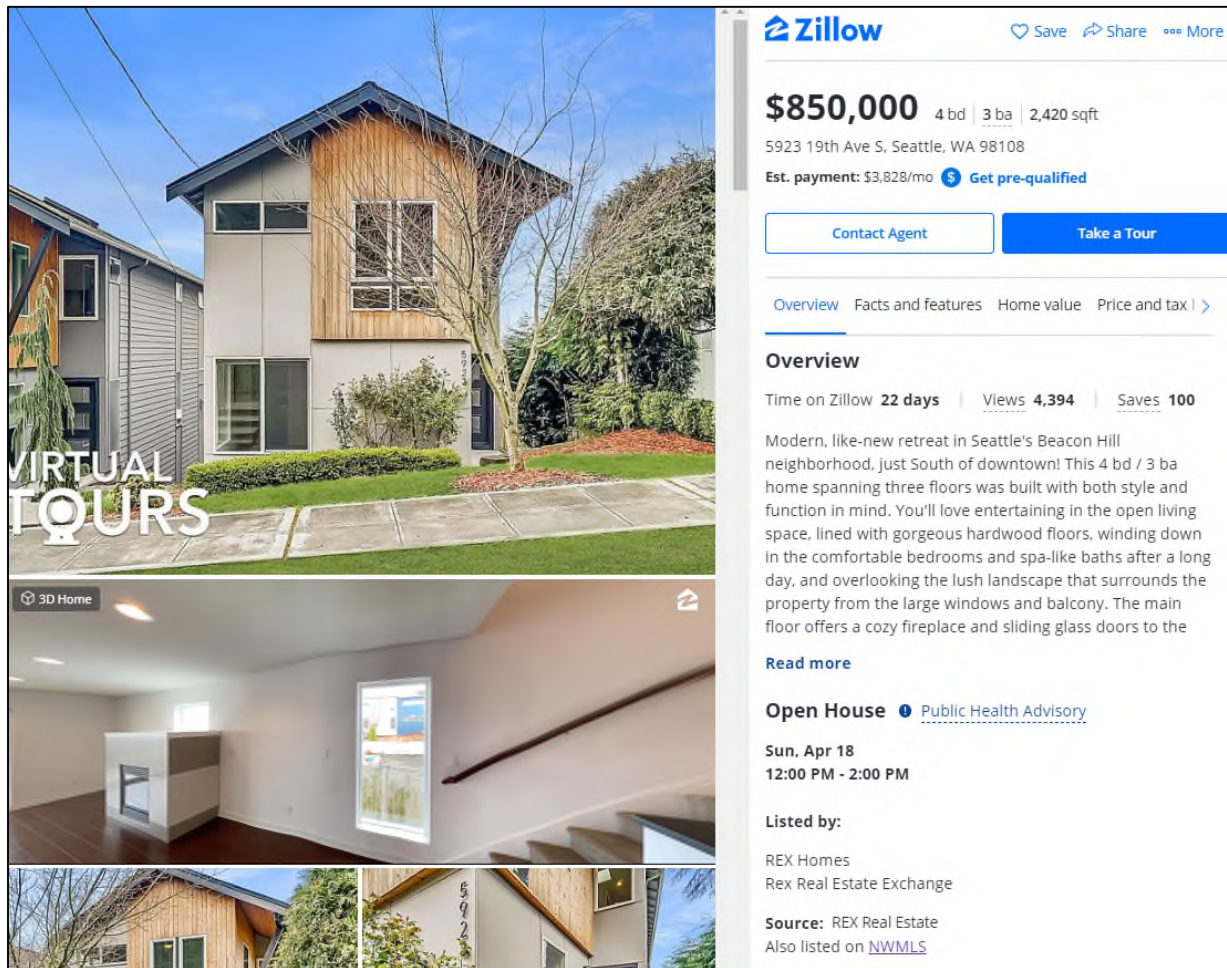
Listing information is provided by the Northwest Multiple Listing Service (NWMLS). Property information is based on available data that may include MLS information, county records, and other sources. Listings marked with this symbol: provided by Northwest Multiple Listing Service, 2021. All information provided is deemed reliable but is not guaranteed and should be independently verified. All properties are subject to prior sale or withdrawal. © 2021 NWMLS. All rights are reserved. Disclaimer: The information contained in this listing has not been verified by Zillow, Inc. and should be verified by the buyer. Some IDX listings have been excluded from this website. [Click here for more information](#)

<https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,->

[98108\\_rb/118001227\\_zpid/?altId=39001\\_1757670](https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,-98108_rb/118001227_zpid/?altId=39001_1757670) (screenshot taken on April 16, 2021).

5. When you click on the hyperlink for REX Real Estate, next to “Also listed on,”

it takes you to the same property which is shown as listed by REX Real Estate:



**Zillow** Save Share More

**\$850,000** 4 bd | 3 ba | 2,420 sqft

5923 19th Ave S, Seattle, WA 98108

Est. payment: \$3,828/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#) >

**Overview**

Time on Zillow **22 days** | Views **4,394** | Saves **100**

Modern, like-new retreat in Seattle's Beacon Hill neighborhood, just South of downtown! This 4 bd / 3 ba home spanning three floors was built with both style and function in mind. You'll love entertaining in the open living space, lined with gorgeous hardwood floors, winding down in the comfortable bedrooms and spa-like baths after a long day, and overlooking the lush landscape that surrounds the property from the large windows and balcony. The main floor offers a cozy fireplace and sliding glass doors to the

[Read more](#)

**Open House** [Public Health Advisory](#)

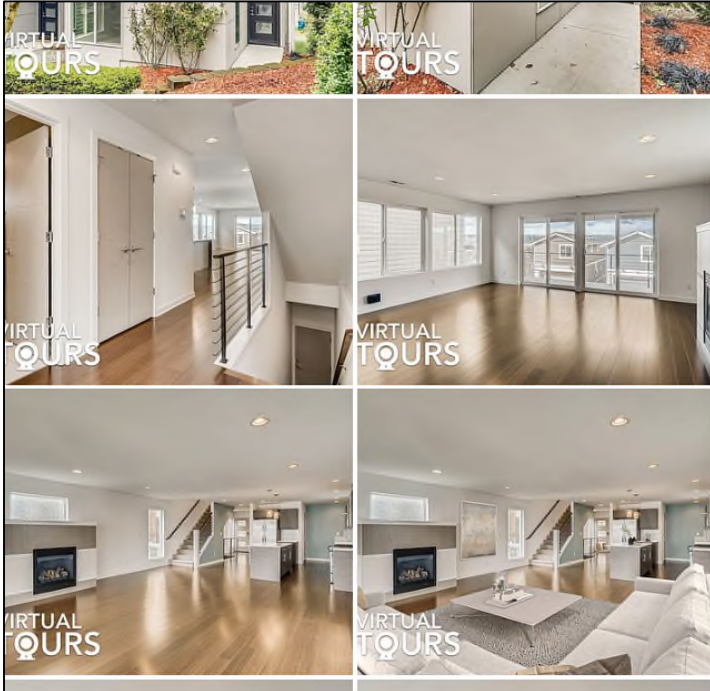
**Sun, Apr 18**  
**12:00 PM - 2:00 PM**

**Listed by:**

REX Homes  
Rex Real Estate Exchange

**Source:** REX Real Estate  
Also listed on [NWMLS](#)





Overview [Facts and features](#) Home value Price and tax >

### Facts and features

**Type:** SingleFamily    **Cooling:** None  
**Year built:** 2014    **Parking:** Garage - Attached,  
**Heating:** Forced air, Gas    **Lot:** 3,360 sqft  
**Price/sqft:** \$351

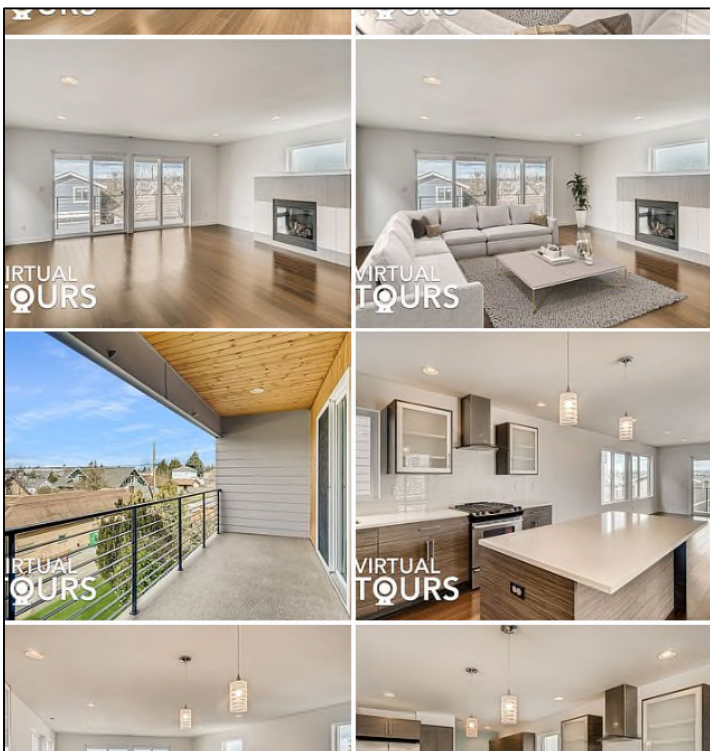
### Interior details

<b>Bedrooms and bathrooms</b> Bedrooms: 4 Bathrooms: 3 Full bathrooms: 3 <b>Basement</b> Basement: Unfinished	<b>Cooling</b> Cooling features: None <b>Appliances</b> Appliances included: Dishwasher, Dryer, Range / Oven, Refrigerator, Washer
--	--

**Flooring**  
 Flooring: Carpet, Hardwood  
**Heating**  
 Heating features: Forced air, Gas

**Other interior features**  
 Total interior livable area: 2,420 sqft  
 Fireplace: Yes  
 Virtual tour: [View virtual tour](#)

### Property details



< Home value [Price and tax history](#) Monthly cost Rental v >

### Price and tax history

#### Price history

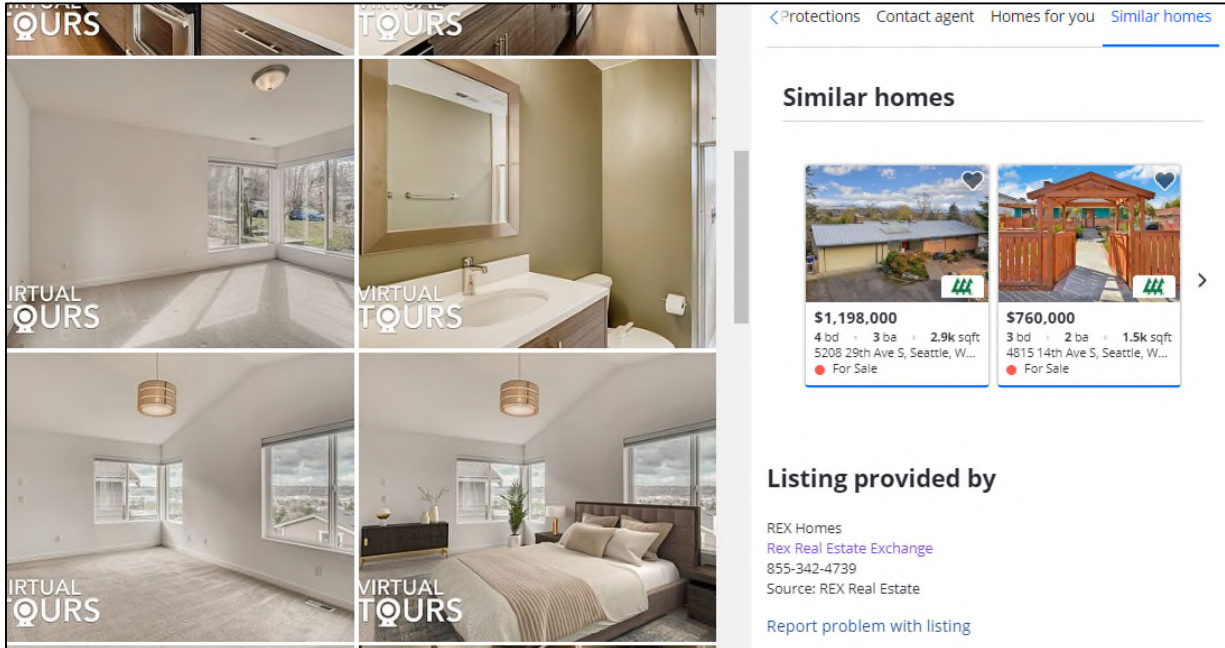
Date	Event	Price	
3/24/2021	Listed for sale	\$850,000	\$351/sqft (+54.5%)
Source: REX Real Estate Report			
11/10/2014	Sold	\$550,000	\$227/sqft (+129.2%)
Source: NWMLS #663706 Report			
5/13/2013	Sold	\$240,000	\$99/sqft
Source: Public Record Report			

#### Public tax history

Year	Property Taxes	Tax Assessment
2018	\$6,620(-3%)	\$751,000(+11.3%)
2017	\$6,823(+40.5%)	\$675,000(+13.3%)
2016	\$4,856	\$596,000(+15.1%)

[See complete tax history](#)

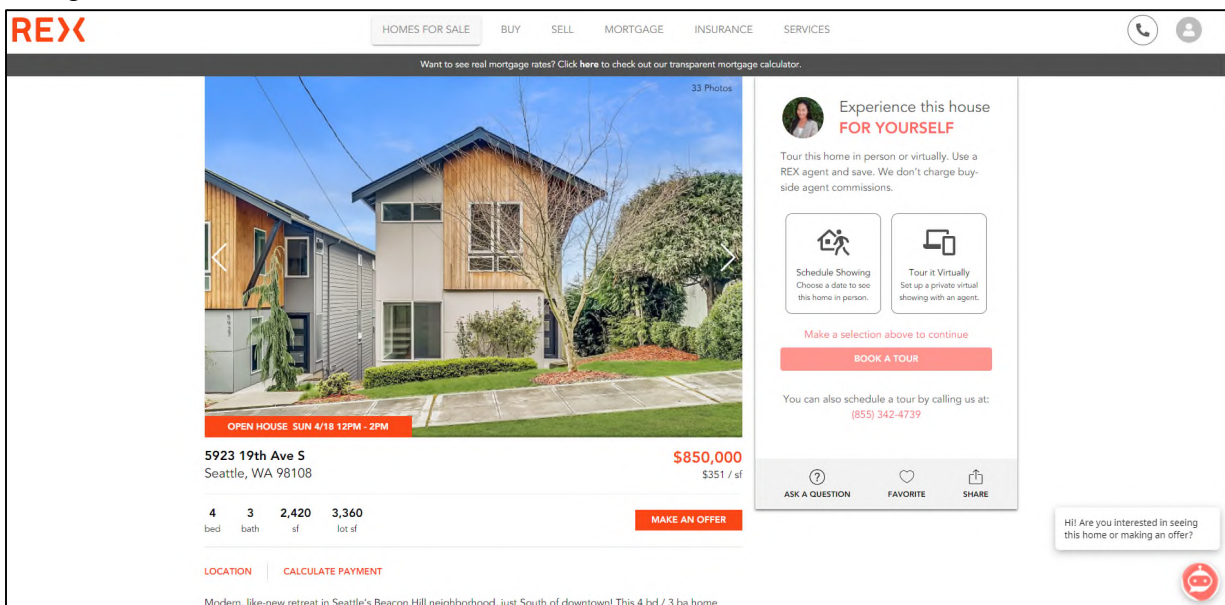




[https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,-](https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,-98108_rb/118001227_zpid/?altId=bfdb08a1dec3843cce407da536bda808)

[98108\\_rb/118001227\\_zpid/?altId=bfdb08a1dec3843cce407da536bda808](https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,-98108_rb/118001227_zpid/?altId=bfdb08a1dec3843cce407da536bda808) (screenshots taken on April 16, 2021).

6. Like the previous listing shown above, when you click on “View virtual tour” in the “Facts and features” section of the property as listed by REX, you are taken directly to this listing on REX’s website:



[https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,-98108\\_rb/118001227\\_zpid/?altId=bfdb08a1dec3843cce407da536bda808](https://www.zillow.com/homes/5923-19th-Ave-S-Seattle,-WA,-98108_rb/118001227_zpid/?altId=bfdb08a1dec3843cce407da536bda808) (screenshot taken on April 16, 2021).

7. This same property is now also listed on Redfin.com. Below are screenshots of this property taken from Redfin's website:

Listing provided courtesy of MLS4owners.com.

**5923 19th Ave, Seattle, WA 98108**

**\$850,000** Price    **4** Beds    **3** Baths    **2,420** Sq Ft

**Hot Home**  
Expected to sell soon – Tour it in person or via video chat before it's gone!

Today: 11:00 am • 12:00 pm • 1:00 pm • 2:00 pm • 3:00 pm • More times

**Go tour this home**

FRIDAY 16 APR    SATURDAY 17 APR    SUNDAY 18 APR

Tour in Person    Tour via Video Chat

**Schedule Tour**

It's free, with no obligation — cancel anytime



Modern, like-new retreat in Seattle's Beacon Hill neighborhood, just South of downtown! This home spanning three floors was built with both style and function in mind. The main floor offers a cozy fireplace and sliding glass doors to the outdoor space. You'll find one light-filled bedroom and

[Continue reading](#) ▾

Listed by Chris Nye · MLS4owners.com

Redfin last checked: [6 minutes ago](#) | Last updated Apr 14, 2021 · Source: NWMLS 

#### Price Insights

List Price	\$850,000	Est. Mo. Payment	\$3,574
Redfin Estimate	\$849,358	Price/Sq.Ft.	\$351

#### Home Facts

Status	Active	Time on Redfin	2 days
Offer Review Date	Tuesday, April 20, 2021	Property Type	Residential
Year Built	2014	Style	Tri-Level
Community	Beacon Hill	Lot Size	3,360 Sq. Ft.
MLS#	1757670		

#### Sale & Tax History for 5923 19th Ave

**Sale History** Tax History

Today		
Apr 14, 2021	Listed (Active)	\$850,000
Date	NWMLS #1757670	Price
Nov 2014, Sold for \$550,000		
Nov 10, 2014	Sold (Public Records)	\$550,000
Date	Public Records	Price
<a href="#">See all property history</a> ▾		

<https://www.redfin.com/WA/Seattle/5923-19th-Ave-S-98108/home/45464539> (screenshots taken on April 16, 2021).

8. This same property is now also listed on REALTOR.com. Below are screenshots of this property taken from REALTOR.com's website:

1  
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realtor.com Buy Sell Rent Mortgage Find Realtors® My Home News & Insights Manage rentals Advertise Log in Sign up

< Back 19th Ave S, Seattle, W. X Washington > King County > Seattle > 5923 19th Ave S

Presented by:  
Chris Nye with MLS4owners.com

More about this property

Full Name  
Email  
Phone  
I am interested in 5923 19th Ave S.  
☐ I have served in the U.S. Military.  
☐ Get pre-approved by a lender.  
Email Agent

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase; this applies regardless of whether you check, or leave unchecked, any box above. More...

Calculate my Payments with ACTUAL Lenders

**\$850,000** Est. Payment \$3,685/mo  
4 bed 3 bath 2,420 sqft 3,485 sqft lot  
5923 19th Ave S, Seattle, WA, 98108

View your latest Credit Scores from All 3 Bureaus

FEMA Zone X (est.) • Flood Factor 1 / 10 NEW

Property Type	Single Family Home	Last Sold	\$ 550k in 2014	Days on Realtor.com	1 Day
Year Built	2014	Price per sqft	\$351	Status	For Sale

Ask a question Share this home

Presented by:  
REALTOR® Chris Nye

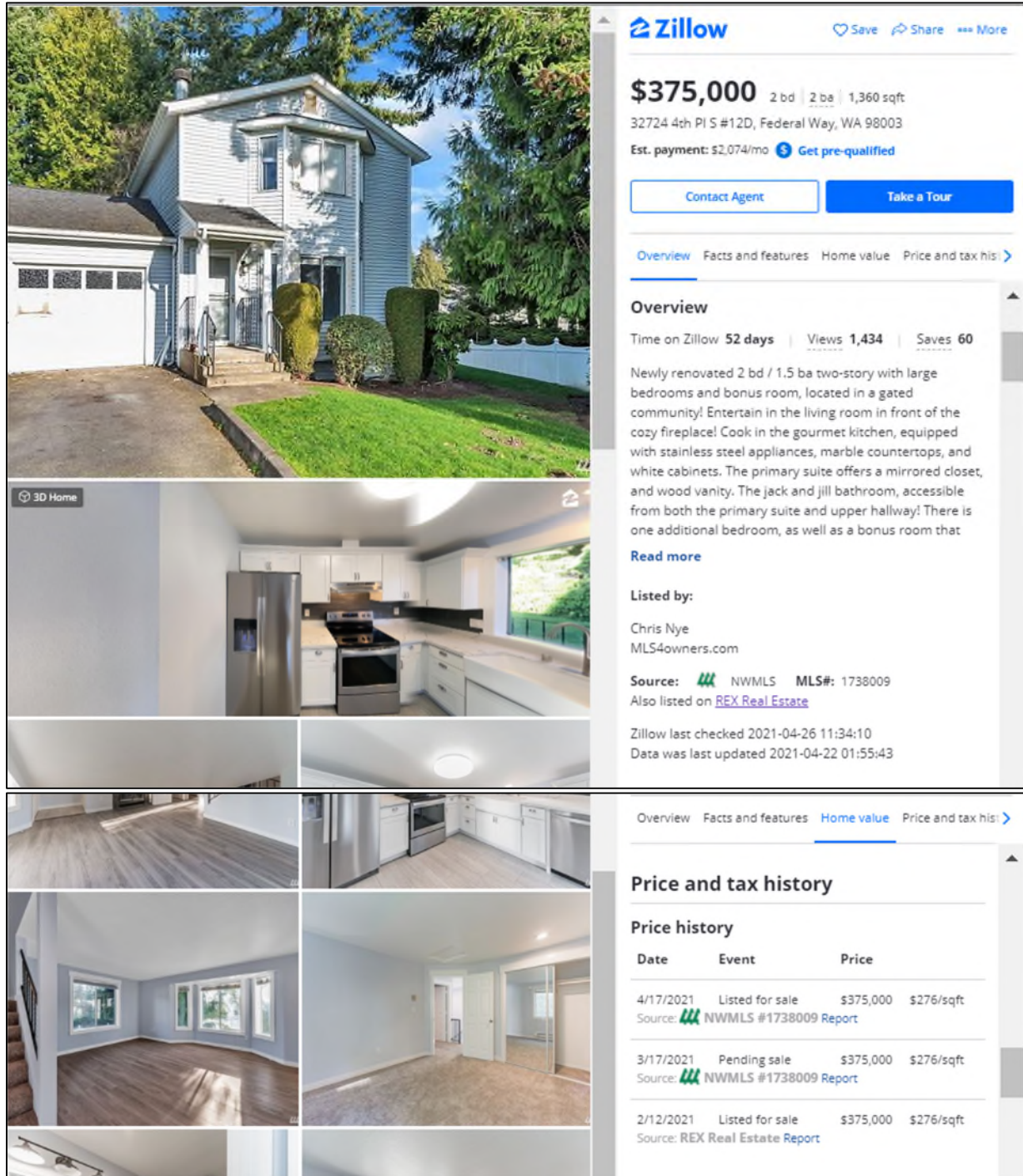
Brokered by:  
MLS4owners.com  
(253) 460-1900

Broker Location: Tacoma, WA  
Data Source: Seattle  
Source's Property ID: 1757670  
Data Source Copyright: ©2021 Northwest Multiple Listing Service. All rights reserved.

19 [https://www.realtor.com/realestateandhomes-detail/5923-19th-Ave-](https://www.realtor.com/realestateandhomes-detail/5923-19th-Ave-S_Seattle_WA_98108_M16619-09176)  
20 [S\\_Seattle\\_WA\\_98108\\_M16619-09176](https://www.realtor.com/realestateandhomes-detail/5923-19th-Ave-S_Seattle_WA_98108_M16619-09176) (screenshots taken on April 16, 2021).

21 9. Below are screenshots from Zillow.com showing another example of a property  
22 that REX has co-listed with an MLS agent:  
23  
24  
25  
26  
27  
28





**Zillow** Save Share More

**\$375,000** 2 bd | 2 ba | 1,360 sqft  
 32724 4th Pl S #12D, Federal Way, WA 98003  
 Est. payment: \$2,074/mo Get pre-qualified

Contact Agent Take a Tour

Overview Facts and features Home value Price and tax history

**Overview**

Time on Zillow 52 days Views 1,434 Saves 60

Newly renovated 2 bd / 1.5 ba two-story with large bedrooms and bonus room, located in a gated community! Entertain in the living room in front of the cozy fireplace! Cook in the gourmet kitchen, equipped with stainless steel appliances, marble countertops, and white cabinets. The primary suite offers a mirrored closet, and wood vanity. The jack and jill bathroom, accessible from both the primary suite and upper hallway! There is one additional bedroom, as well as a bonus room that

[Read more](#)

**Listed by:**  
 Chris Nye  
 MLS4owners.com

**Source:** NWMLS MLS#: 1738009  
 Also listed on [REX Real Estate](#)

Zillow last checked 2021-04-26 11:34:10  
 Data was last updated 2021-04-22 01:55:43

Overview Facts and features **Home value** Price and tax history

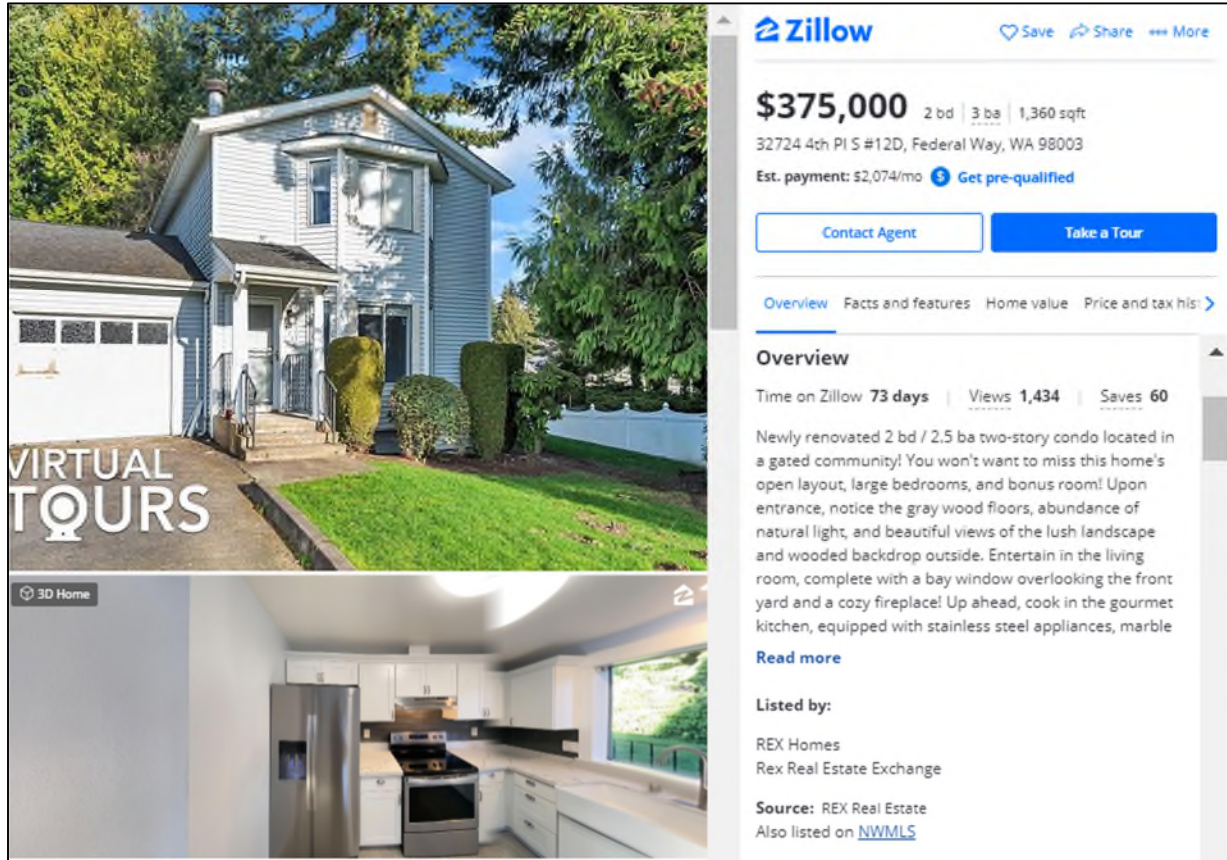
**Price and tax history**

**Price history**

Date	Event	Price
4/17/2021	Listed for sale	\$375,000 \$276/sqft
Source: NWMLS #1738009 Report		
3/17/2021	Pending sale	\$375,000 \$276/sqft
Source: NWMLS #1738009 Report		
2/12/2021	Listed for sale	\$375,000 \$276/sqft
Source: REX Real Estate Report		

[https://www.zillow.com/homedetails/32724-4th-Pl-S-12D-Federal-Way-WA-98003/2075273736\\_zpid/](https://www.zillow.com/homedetails/32724-4th-Pl-S-12D-Federal-Way-WA-98003/2075273736_zpid/) (screenshots taken on April 26, 2021).

10. When you click on the link for REX Real Estate, next to “Also listed on,” it takes you to the same property, as listed by REX Real Estate:



**Zillow** Save Share More

**\$375,000** 2 bd | 3 ba | 1,360 sqft

32724 4th Pl S #12D, Federal Way, WA 98003

Est. payment: \$2,074/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax his](#)

### Overview

Time on Zillow **73 days** Views **1,434** Saves **60**

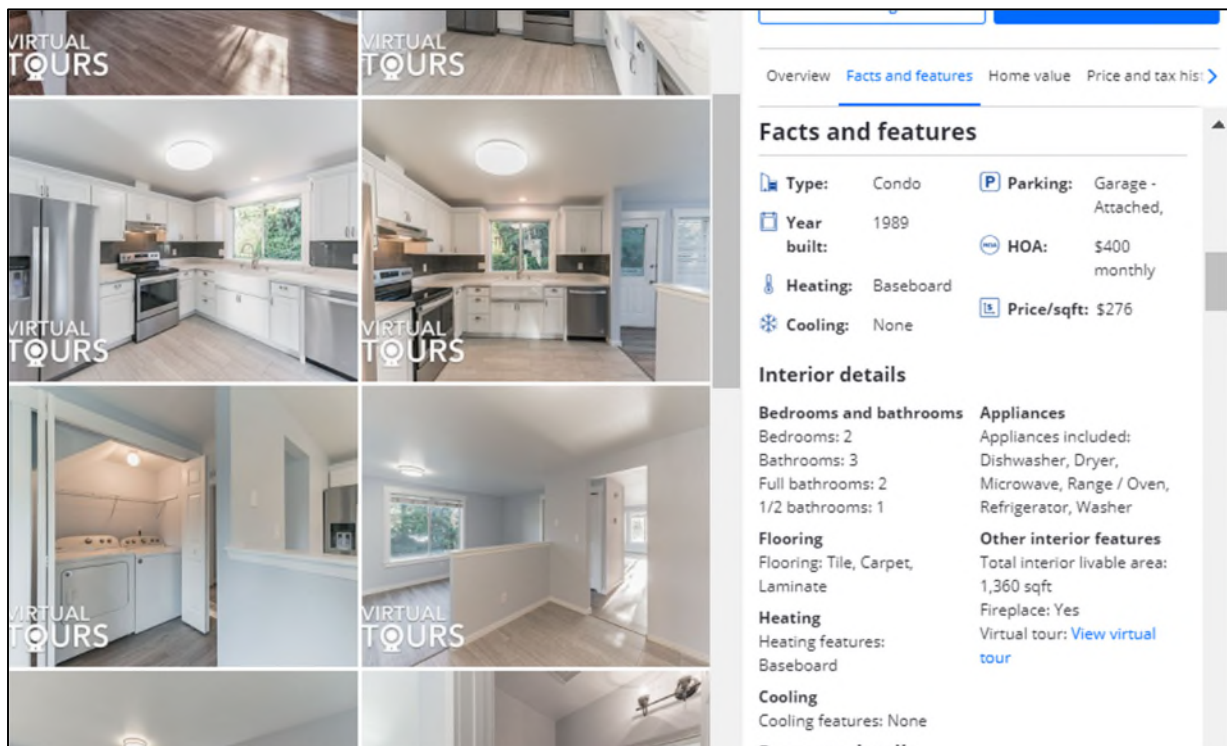
Newly renovated 2 bd / 2.5 ba two-story condo located in a gated community! You won't want to miss this home's open layout, large bedrooms, and bonus room! Upon entrance, notice the gray wood floors, abundance of natural light, and beautiful views of the lush landscape and wooded backdrop outside. Entertain in the living room, complete with a bay window overlooking the front yard and a cozy fireplace! Up ahead, cook in the gourmet kitchen, equipped with stainless steel appliances, marble

[Read more](#)

**Listed by:**

REX Homes  
Rex Real Estate Exchange

**Source:** REX Real Estate  
Also listed on [NWMLS](#)



**Zillow** Save Share More

**\$375,000** 2 bd | 3 ba | 1,360 sqft

32724 4th Pl S #12D, Federal Way, WA 98003

Est. payment: \$2,074/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax his](#)

### Facts and features

<b>Type:</b> Condo	<b>Parking:</b> Garage - Attached,
<b>Year built:</b> 1989	<b>HOA:</b> \$400 monthly
<b>Heating:</b> Baseboard	<b>Price/sqft:</b> \$276
<b>Cooling:</b> None	

### Interior details

<b>Bedrooms and bathrooms</b>	<b>Appliances</b>
Bedrooms: 2	Appliances included:
Bathrooms: 3	Dishwasher, Dryer,
Full bathrooms: 2	Microwave, Range / Oven,
1/2 bathrooms: 1	Refrigerator, Washer
<b>Flooring</b>	<b>Other interior features</b>
Flooring: Tile, Carpet, Laminate	Total interior livable area: 1,360 sqft
<b>Heating</b>	Fireplace: Yes
Heating features: Baseboard	Virtual tour: <a href="#">View virtual tour</a>
<b>Cooling</b>	
Cooling features: None	



**Price and tax history**

**Price history**

Date	Event	Price
4/17/2021	Listed for sale	\$375,000 \$276/sqft
Source:  NWMLS #1738009 Report		
3/17/2021	Pending sale	\$375,000 \$276/sqft
Source:  NWMLS #1738009 Report		
2/12/2021	Listed for sale	\$375,000 \$276/sqft
Source: REX Real Estate Report		

**Similar homes**

**\$275,000**  
2 bd · 2 ba · 962 sqft  
1830 S 336th St Apt B102, ...  
● Pending

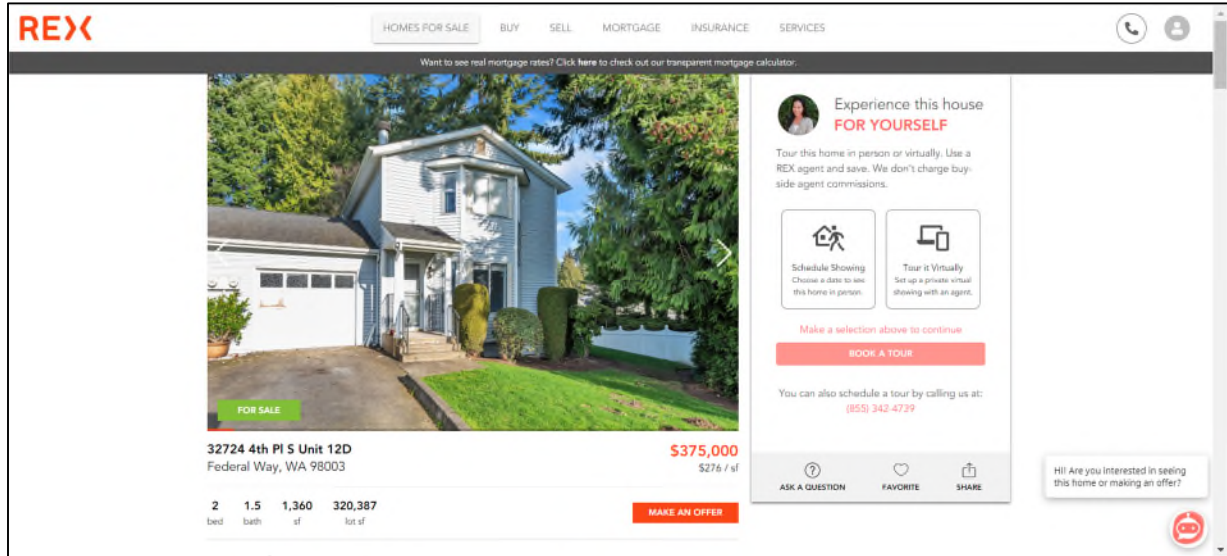
**\$295,000**  
3 bd · 2 ba · 1.5k sqft  
32820 20th Ave S Unit 56, ...  
● For Sale

**Listing provided by**

REX Homes  
Rex Real Estate Exchange  
855-342-4739  
Source: REX Real Estate  
[Report problem with listing](#)

[https://www.zillow.com/homedetails/32724-4th-Pl-S-12D-Federal-Way-WA-98003/2075273736\\_zpid/](https://www.zillow.com/homedetails/32724-4th-Pl-S-12D-Federal-Way-WA-98003/2075273736_zpid/) (screenshots taken on April 26, 2021).

11. When you click on “View virtual tour” in the “Facts and features” section of the property as listed by REX, you are taken directly to this listing on REX’s website:



[https://www.rexhomes.com/listing/32724-4th-pl-s?utm\\_source=zillow&utm\\_medium=organic&utm\\_campaign=listing&utm\\_content=default](https://www.rexhomes.com/listing/32724-4th-pl-s?utm_source=zillow&utm_medium=organic&utm_campaign=listing&utm_content=default)  
(screenshot taken on April 26, 2021).

12. This same property is listed on Redfin.com, see <https://www.redfin.com/WA/Federal-Way/32724-4th-Pl-S-98003/unit-12D/home/17826>, as well as REALTOR.com, see <https://www.realtor.com/realestateandhomes-detail/M2814197308>.

13. Below are screenshots from Zillow.com of another example of a property that REX has co-listed with an MLS agent:



**Zillow** Save Share More

**\$785,000** -- bd | -- ba | 1,328 sqft

2952 W Avenue 34, Los Angeles, CA 90065

Est. payment: \$3,351/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#)

**Overview**

Time on Zillow **14 days** | Views **2,493** | Saves **103**

Charming storybook duplex on a large lot! A gated entry leads you into the front yard, where pathways lead to the 2 bd / 1 ba main house and the 1 bd / 1 ba back house. Enter the main house, 2954 W Ave 34, and notice the original hardwood flooring, faux fireplace, and coved ceiling in the living room. This space has tons of natural light and flows into the tiled kitchen, equipped with tile flooring/countertops, white cabinets, and a breakfast nook. The back house, 2952 W Ave 34, features wood laminate

[Read more](#)

**Listed by:**

Jonathan Minerick 01523060  
Homecoin.com

**Source:** [CRMLS](#) CRMLS **MLS#:** TR21057256  
**Originating MLS:** California Regional MLS  
Also listed on [REX Real Estate](#)

Zillow last checked 2021-04-17 05:16:14  
Data was last updated 2021-04-06 08:59:39

[Home value](#) [Price and tax history](#) [Monthly cost](#) [Rental v](#)

**Price and tax history**


**Price history**

Date	Event	Price	
12/12/2020	Price change	\$785,000	\$591/sqft (-1.3%)
Source: <a href="#">REX Real Estate Report</a>			
10/1/2020	Listed for sale	\$795,000	\$599/sqft (-0.5%)
Source: <a href="#">Rex Real Estate Exchange Report</a>			
8/20/2020	Listing removed	\$799,000	\$602/sqft
Source: <a href="#">Coldwell Banker Realty Report</a>			
5/19/2020	Listed for sale	\$799,000	\$602/sqft
Source: <a href="#">Coldwell Banker Realty Report</a>			

[https://www.zillow.com/homedetails/2952-W-Avenue-34-Los-Angeles-CA-90065/20758424\\_zpid/](https://www.zillow.com/homedetails/2952-W-Avenue-34-Los-Angeles-CA-90065/20758424_zpid/) (screenshots taken on April 17, 2021).

14. When you click on the link for REX Real Estate, next to “Also listed on,” it takes you to the same property, as listed by REX Real Estate:





**Zillow** Save Share More

**\$785,000** 3 bd | 2 ba | 1,328 sqft

2952 W Avenue 34, Los Angeles, CA 90065

Est. payment: \$3,351/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#) >

**Overview**

Time on Zillow **197 days** | Views **2,884** | Saves **123**


Charming storybook duplex on a large lot! A gated entry leads you into the front yard, where pathways lead to the 2 bd / 1 ba main house and the 1 bd / 1 ba back house. Enter the main house, 2954 W Ave 34, and notice the original hardwood flooring, faux fireplace, and coved ceiling in the living room. This space has tons of natural light and flows into the tiled kitchen, equipped with tile flooring/countertops, white cabinets, and a breakfast nook. A laundry room, with estate shutters, has an exit door to the

[Read more](#)







**Listed by:**

REX Homes  
Rex Real Estate Exchange

**Source:** REX Real Estate  
Also listed on [CRMLS](#)



3D Home

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#) >

**Facts and features**

<b>Type:</b> MultiFamily	<b>Cooling:</b> Central
<b>Year built:</b> 1930	<b>Parking:</b> Garage - Detached, Off-street.
<b>Heating:</b> Forced air, Gas	<b>Price/sqft:</b> \$591

**Interior details**

<b>Bedrooms and bathrooms</b>	<b>Cooling</b>
Bedrooms: 3	Cooling features: Central
Bathrooms: 2	<b>Other interior features</b>
Full bathrooms: 2	Total interior livable area: 1,328 sqft
<b>Heating</b>	Virtual tour: <a href="#">View virtual tour</a>
Heating features: Forced air, Gas	

**Property details**

<b>Parking</b>	<b>Lot</b>
Total spaces: 2	Lot size: 5,200 sqft
Parking features: Garage - Detached, Off-street.	<b>Other property information</b>
<b>Property</b>	Parcel number: 5458021009
View description: City	



Price and tax history

Price history

Date	Event	Price	Price/sqft
12/12/2020	Price change	\$785,000 (-1.3%)	\$591/sqft
Source: REX Real Estate Report			
10/1/2020	Listed for sale	\$795,000 (-0.5%)	\$599/sqft
Source: Rex Real Estate Exchange Report			
8/20/2020	Listing removed	\$799,000	\$602/sqft
Source: Coldwell Banker Realty Report			
5/19/2020	Listed for sale	\$799,000	\$602/sqft
Source: Coldwell Banker Realty Report			

Similar homes

**\$800,000**  
2 bd • 1 ba • 1.9k sqft  
2906 Jeffries Ave, Los Angeles, CA  
For Sale  
Excellence Premier Real Estate

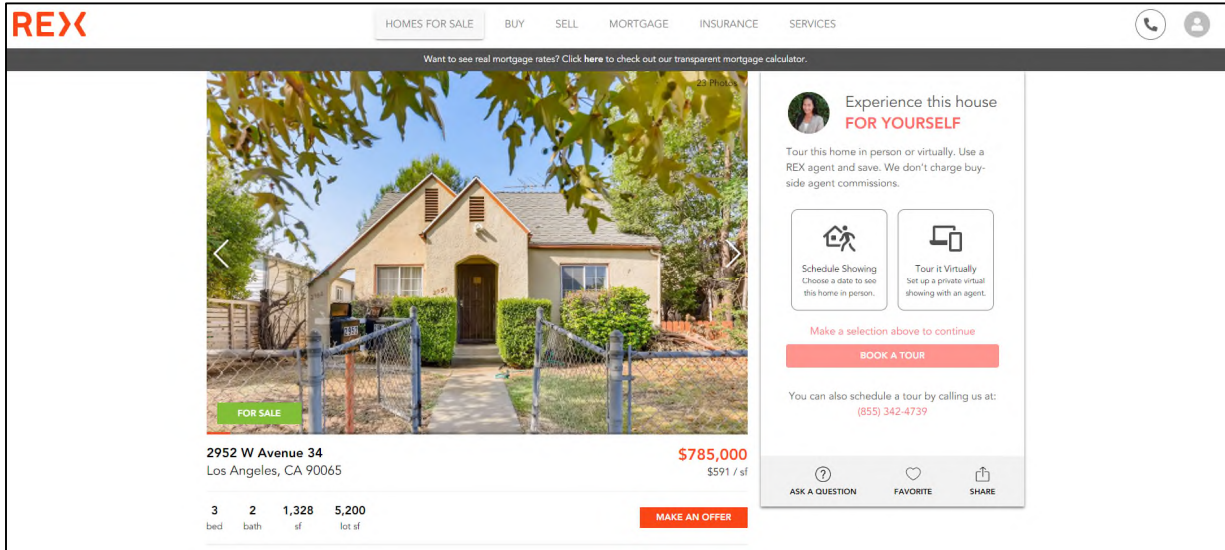
**\$799,000**  
2 bd • 1 ba • 811 sqft  
3891 Fillion St, Los Angeles, CA  
For Sale  
Compass

Listing provided by

REX Homes  
Rex Real Estate Exchange  
855-342-4739  
Source: REX Real Estate  
[Report problem with listing](#)

[https://www.zillow.com/homedetails/2952-W-Avenue-34-Los-Angeles-CA-90065/20758424\\_zpid/?altId=4fe476fb91a35f766772de6ac2c1c2ba](https://www.zillow.com/homedetails/2952-W-Avenue-34-Los-Angeles-CA-90065/20758424_zpid/?altId=4fe476fb91a35f766772de6ac2c1c2ba) (screenshots taken on April 17, 2021).

15. When you click on “View virtual tour” in the “Facts and features” section of the property as listed by REX, you are taken directly to this listing on REX’s website:









[https://www.rexhomes.com/listing/2952-w-avenue-34-los-angeles?utm\\_source=zillow&utm\\_medium=organic&utm\\_campaign=listing&utm\\_content=de-fault](https://www.rexhomes.com/listing/2952-w-avenue-34-los-angeles?utm_source=zillow&utm_medium=organic&utm_campaign=listing&utm_content=de-fault) (screenshot taken on April 17, 2021).

16. This same property is listed on Redfin.com, see <https://www.redfin.com/CA/Los-Angeles/2952-W-Ave-34-90065/home/7073242>, as well as REALTOR.com, see <https://www.realtor.com/realestateandhomes-detail/M1142781698>.

17. Below are screenshots from Zillow.com of another example of a property that REX has co-listed with an MLS agent:




[Save](#) [Share](#) [More](#)

**\$1,850,000** 5 bd | 4 ba | 3,223 sqft  
 53 Sargent Ave, Somerville, MA 02145  
 Est. payment: \$8,747/mo [Get pre-qualified](#)

[Contact Agent](#) [Take a Tour](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#) >

**Overview**

Time on Zillow **3 days** | Views **190** | Saves **3**

Calling all investors! Prime 3-unit rental opportunity in Winter Hill, All units are rented with tenants in place. Each unit is spacious and well maintained with hardwood floors, light-filled living areas, chandelier lit dining rooms, eat-in kitchens, and bathrooms with shower/tub combos. The large common area porch and balcony have wrought iron railing. Walk-out basement with shared laundry room and full bath; Detached garage; Off-street parking. Potential condo conversion - check with the City of Somerville. Easy

[Read more](#)


**Open House** [Public Health Advisory](#)

**Sun, Apr 18**  
**1:00 PM - 3:00 PM**

**Listed by:**  
 Dave White  
 OwnerEntry.com

**Source:** MLS PIN **MLS#:** 72813791  
 Also listed on [REFX Real Estate](#)

Zillow last checked 2021-04-17 06:00:10



[Home value](#)
[Price and tax history](#)
[Monthly cost](#)
[Rental v. >](#)

### Price and tax history

#### Price history

Date	Event	Price
3/27/2021	Listed for sale	\$1,850,000 \$574/sqft (-6.5%)
Source: REX Real Estate Report		
7/4/2020	Listing removed	\$2,250
Source: Cambridge Portfolios LLC Report		
6/29/2020	Listed for rent	\$2,250
Source: Cambridge Portfolios LLC Report		
8/25/2019	Listing removed	\$2,250
Source: Cambridge Portfolios LLC Report		
7/8/2019	Listed for rent	\$2,250 (+18.4%)
Source: Cambridge Portfolios LLC Report		
2/12/2019	Listing removed	\$1,979,000 \$614/sqft
Source: Engel & Volkers Boston Report		
1/9/2019	Listed for sale	\$1,979,000 \$614/sqft (+4.1%)

[https://www.zillow.com/homedetails/53-Sargent-Ave-Somerville-MA-02145/2109152597\\_zpid/](https://www.zillow.com/homedetails/53-Sargent-Ave-Somerville-MA-02145/2109152597_zpid/) (screenshots taken on April 17, 2021).

18. When you click on the link for REX Real Estate, next to “Also listed on,” it takes you to the same property, as listed by REX Real Estate:





VIRTUAL  
TOURS



VIRTUAL  
TOURS



VIRTUAL  
TOURS



Zillow

Save Share More

**\$1,850,000** 5 bd | 4 ba | 3,223 sqft

53 Sargent Ave, Somerville, MA 02145

Est. payment: \$8,747/mo [Get pre-qualified](#)

Contact Agent

Take a Tour

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#) >

## Overview

Time on Zillow **20 days** | Views **370** | Saves **8**

Calling all investors! Prime 3-unit rental opportunity in desirable Winter Hill, close to shopping, dining, and transportation for an easy commute in and around Boston. All units are rented with tenants in place and are split up as follows: 1st floor - 2 bd / 1 ba; 2nd floor - 2 bd / 1 ba; 3rd floor - 1 bd / 1 ba. Each unit is spacious and well maintained with hardwood floors, light-filled living areas, chandelier lit dining rooms, eat-in kitchens, and bathrooms with shower/tub combos. The large common area porch and

[Read more](#)

**Open House** [Public Health Advisory](#)

Sun, Apr 18  
1:00 PM - 3:00 PM

Listed by:

REX Homes  
Rex Real Estate Exchange

Source: REX Real Estate  
Also listed on [MLS PIN](#)



VIRTUAL  
TOURS



VIRTUAL  
TOURS



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[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#) >

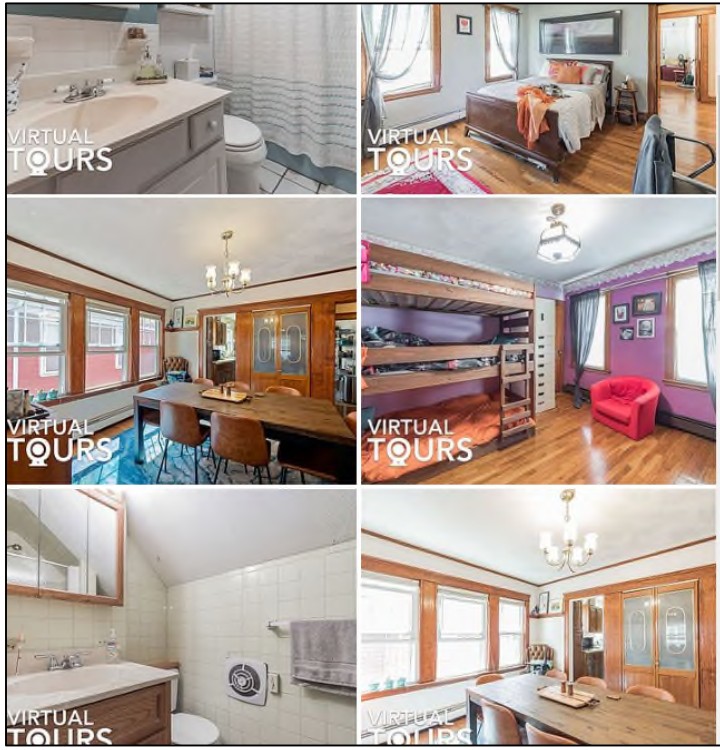
## Facts and features

Type:	MultiFamily	Cooling:	None
Year built:	1905	Parking:	Garage - Detached, Off-street.
Heating:	Baseboard, Gas	Price/sqft:	\$574

## Interior details

<b>Bedrooms and bathrooms</b>	<b>Cooling</b>
Bedrooms: 5	Cooling features: None
Bathrooms: 4	<b>Appliances</b>
Full bathrooms: 4	Appliances included:
<b>Basement</b>	Dishwasher, Range / Oven, Refrigerator
Basement: Finished	<b>Other interior features</b>
<b>Flooring</b>	Total interior livable area:
Flooring: Tile, Hardwood	3,223 sqft
<b>Heating</b>	Virtual tour: <a href="#">View virtual tour</a>
Heating features: Baseboard, Gas	





[Home value](#) [Price and tax history](#) [Monthly cost](#) [Rental value](#)

### Price and tax history

#### Price history

Date	Event	Price
3/27/2021	Listed for sale	\$1,850,000 \$574/sqft (-6.5%)
Source: REX Real Estate Report		
7/4/2020	Listing removed	\$2,250
Source: Cambridge Portfolios LLC Report		
6/29/2020	Listed for rent	\$2,250
Source: Cambridge Portfolios LLC Report		
8/25/2019	Listing removed	\$2,250
Source: Cambridge Portfolios LLC Report		
7/8/2019	Listed for rent	\$2,250 (+18.4%)
Source: Cambridge Portfolios LLC Report		
2/12/2019	Listing removed	\$1,979,000 \$614/sqft
Source: Engel & Volkers Boston Report		
1/9/2019	Listed for sale	\$1,979,000 \$614/sqft (+4.1%)



[Protections](#) [Homes for you](#) [Similar homes](#) [Contact agent](#)

### Similar homes



**\$1,289,900**  
6 bd • 3 ba • 3.7k sqft  
14-16 Putnam Rd, Somerville, MA ...  
For Sale

Charles Ball, Berkshire Hathaway HomeServices Commonwealth Real Estate



**\$1,599,000**  
7 bd • 3 ba • 3.1k sqft  
34 Pearl St, Somerville, MA ...  
For Sale

Anthony Sabatino, eXp Realty

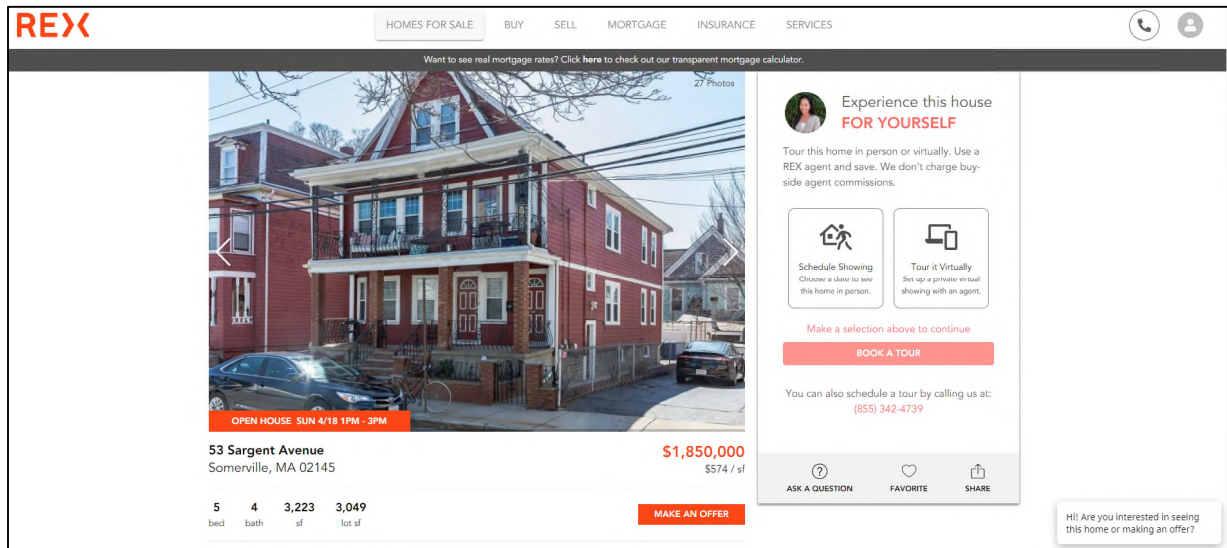
[https://www.zillow.com/homedetails/53-Sargent-Ave-Somerville-MA-](https://www.zillow.com/homedetails/53-Sargent-Ave-Somerville-MA-02145/2109152597_zpid/?altId=d2824dc5318a7ff72817570ac706e0e8)

[02145/2109152597\\_zpid/?altId=d2824dc5318a7ff72817570ac706e0e8](https://www.zillow.com/homedetails/53-Sargent-Ave-Somerville-MA-02145/2109152597_zpid/?altId=d2824dc5318a7ff72817570ac706e0e8) (screenshots taken on April 17, 2021).

19. When you click on “View virtual tour” in the “Facts and features” section of the



property as listed by REX, you are taken directly to this listing on REX's website:

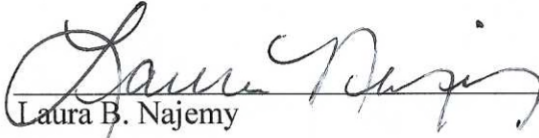


[https://www.rexhomes.com/listing/53-sargent-avenue?utm\\_source=zillow&utm\\_medium=organic&utm\\_campaign=listing&utm\\_content=def](https://www.rexhomes.com/listing/53-sargent-avenue?utm_source=zillow&utm_medium=organic&utm_campaign=listing&utm_content=default)  
[ault](https://www.rexhomes.com/listing/53-sargent-avenue?utm_source=zillow&utm_medium=organic&utm_campaign=listing&utm_content=default) (screenshot taken on April 17, 2021).

20. This property is also listed on Redfin.com, see <https://www.redfin.com/MA/Somerville/53-Sargent-Ave-02145/home/8727577>, as well as on REALTOR.com, see <https://www.realtor.com/realestateandhomes-detail/M3594610218>.

1 I declare under the penalty of perjury under the laws of the United States of America  
2 that the foregoing is true and correct.  
3

4 EXECUTED this 29 day of April 2021, at Needham, MA

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6 Laura B. Najemy  
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